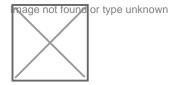


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2711 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

30244

MLS ID:

A2213265

\$775,000



△ CHRISTOPHER PARSONS

**2** (780) 871-2294

■ MUSGRAVE AGENCIES

**2** 780-875-9159

B

2711 50 Avenue, Lloydminster, Saskatchewan S9V 2A8

**Transaction Type** 

For Sale

**Days On Market** 

73

Zoning

C2

Subdivision

Aurora

**Building Type** 

Office Building, Warehouse

Year Built 2006

**Structure Type** 

Mixed Use

Property Type Commercial **Property Sub Type** 

Mixed Use

Legal Plan

101905589

Building Area (Sq. Ft.)

7400.00

Building Area (Sq. M.)

687.48

Lot Size (Sq. Ft.)

23522

Lot Size (Acres)

0.54

**Construction Type** 

Metal Siding ,Wood Frame

Roof Metal Foundation

Slab

Control

Central Air

Heating

Floor Furnace, Natural Gas, Radiant

Lot Features

Paved

**Commercial Amenities** 

Boardroom, Dock Loading, Floor

Drain(s)/Grease

Trap(s),Freezer(s),Storefront

**Access to Property** 

See Remarks

Inclusions

N/A

Restrictions

None Known

Reports

None

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 – 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9"x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.

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